| 117.0 | 0001 | 0002.A | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 991,700 / | 991,700 |
| | | | | | USE VALUE: | 991,700 / | 991,700 |
| | | | | | ASSESSED: | 991,700 / | 991,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 110 | | THESDA ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | JOLIN ANDREW & HINA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 110 THESDA ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SOMIA LLC - |
| Owner 2: | - |
| Street 1: | 4 LILLIAN LANE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 7,029 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 3512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7029.000 | 550,100 | | 441,600 | 991,700 |
| Total Card | 0.161 | 550,100 | | 441,600 | 991,700 |
| Total Parcel | 0.161 | 550,100 | | 441,600 | 991,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 282.37 | /Parcel: 282.3

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 75135 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 04/01/15 |

!9069!

## PREVIOUS ASSESSMENT

Parcel ID: 117.0-0001-0002.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 550,100 | 0 | 7,029. | 441,600 | 991,700 | 991,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 408,800 | 0 | 7,029. | 435,300 | 844,100 | 844,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 408,800 | 0 | 7,029. | 334,400 | 743,200 | 743,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 408,800 | 0 | 7,029. | 315,400 | 724,200 | 724,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 408,800 | 0 | 7,029. | 290,200 | 699,000 | 699,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 127,800 | 0 | 7,029. | 271,300 | 399,100 | 399,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 127,800 | 0 | 7,029. | 249,800 | 377,600 | 377,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 127,800 | 0 | 7,029. | 249,800 | 377,600 | 377,600 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9069

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SOMIA LLC, | 65412-563 | | 5/22/2015 | | 869,000 | No | No | | |
| NASON JOHN P & | 64176-580 | | 9/3/2014 | Change>Sale | 405,000 | No | No | | |
| | 13730-591 | | 7/1/1979 | | 42,000 | No | No | | Y |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 23:35:16 |

## LAST REV

| Date | Time |
|---|---|
| 11/02/16 | 09:06:29 |
| ekelly | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 75135 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/2/2016 | 125 | Solar Pa | 33,883 | | 2/2/2016 | | | Install 27 solar p |
| 9/19/2014 | 1225 | Addition | 104,000 | | 9/19/2014 | | | Demolition only an |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/1/2015 | Meas/Inspect | PC | PHIL C |
| 4/7/2009 | Measured | 372 | PATRIOT |
| 4/10/2000 | Inspected | 276 | PATRIOT |
| 2/9/2000 | Measured | 264 | PATRIOT |
| 12/1/1981 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7029 | | Sq. Ft. | Site | | 0 | 70. | 0.90 | 6 | | | | | | | | | 441,612 | | | | | | 441,600 | |

Total AC/HA: 0.16136 | Total SF/SM: 7029 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,612 | Spl Credit | Total: 441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.05887842 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 132.347 |
| Other Features: | 106231 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 576581 |
| Depreciation: | 26523 |
| Depreciated Total: | 550059 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

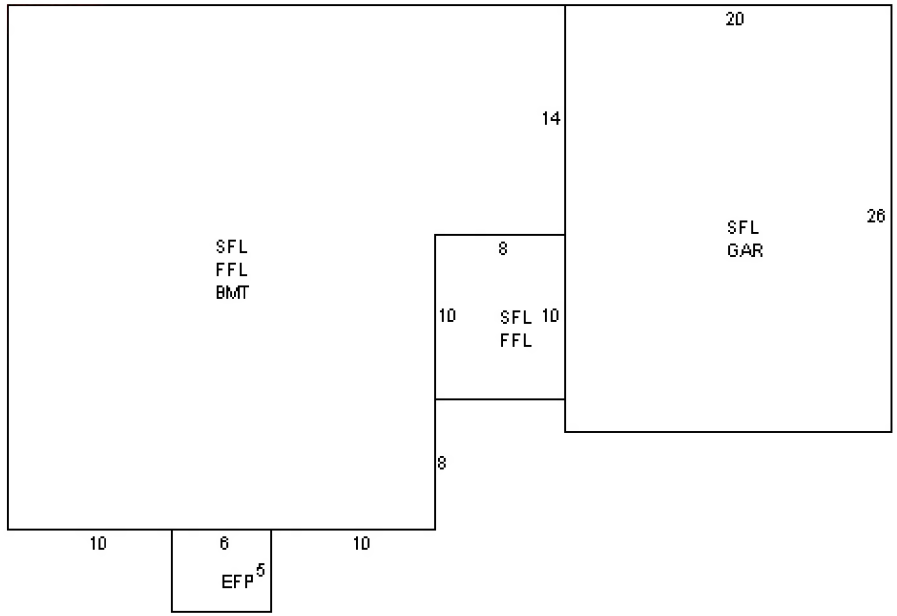
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 145.58 |
| Special Features: | 0 | Val/Su Net: | 135.43 |
| Final Total: | 550100 | Val/Su SzAd | 214.21 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,544 | 132.350 | 204,343 |
| FFL | First Floor | 1,024 | 132.350 | 135,523 |
| BMT | Basement | 944 | 69.480 | 65,591 |
| GAR | Garage | 520 | 19.810 | 10,299 |
| EFP | Enclos Porch | 30 | 72.590 | 2,178 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,062 | | | Total: | 417,934 |
| Size Ad | 2568 | Gross Are | 4062 | FinArea | 3512 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | AFB | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

117.0-0001-0002.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|